

TPZ/IWWA Meeting Date: May 2, 2016

Item Number: 2

June 6, 2016
#9
July 6, 2016
#14



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

SUP# 1254-R1-16
File # _____ Application Fee \$350. Surcharge Fee \$60. Date Received 4.15.16

Street Address 75 Isham Road

Lot or Parcel # 2901-1-75-0001 Acreage/Lot Area 2.32 Zone SDD # 113

Applicant's Interest in Property: Lessee

Brief Description of Proposed Activity: _____

Outdoor Dining (2 year "lookback") - 12 Seats

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

SOF-IX Blueback Square Holdings, LP

West Hartford WOB, LLC

Record Owner's Name

Applicant's Name

591 W. Putnam Avenue

505 South Flagler Drive

Street

Street

Greenwich CT 06830

West Palm Beach FL 33401

City State Zip

City State Zip

Telephone #

Telephone #

Contact Person:

Gregory W. Picuch, Esq.

Name

65 Memorial Road, Suite 300

Street

West Hartford CT 06107

City State Zip

860-561-7070

gpicuch@kmelaw.com

Telephone #

E-Mail

Applicant's Signature

Signature of Owner/Authorized Agent

June 6, 2016
#9



KROLL MCNAMARA EVANS & DELEHANTY LLP
ATTORNEYS AT LAW

Gregory W. Picuch, Esq.
gpicuch@knelaw.com

June 2, 2016

VIA ELECTRONIC MAIL
Todd.Dumais@WestHartfordCT.gov

Todd Dumais, Town Planner
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, Connecticut, 06107

Re: 75 Isham Road (World of Beer)

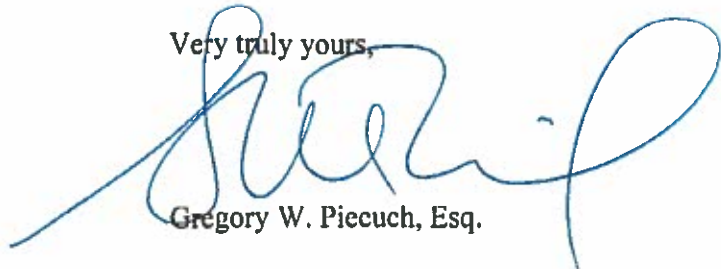
Dear Mr. Dumais:

This office is land use counsel to West Hartford WOB, LLC ("World of Beer"). As you know, World of Beer has submitted two applications to the Town Plan & Zoning Commission concerning SUP #1254.

The purpose of the first (Application SUP #1254-R1-16) is a review of compliance with the conditions of approval for the existing 12-seat outdoor dining area. It was received in May 2 and is set for a public hearing on June 6. The second (Application SUP #1254-R2-16) seeks to amend the SUP to increase the outdoor dining seating capacity from twelve (12) seats to twenty-two (22) seats. However, the two applications were not filed together. As such, the second will not be received by the commission until June 6, with an anticipated public hearing on July 6.

Given the overlap of the subject matter of the two applications, we believe it will be easier for the Commission, the applicant, staff, and any interested parties to hold a single hearing on both applications. Thus, the purpose of this letter is to request that the public hearing on Application SUP #1254-R1-16 be continued to the July 6, 2016. We thank the commission in advance for its consideration.

Very truly yours,



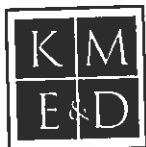
Gregory W. Picuch, Esq.

GWP/mks

Cc: West Hartford WOB, LLC

65 MEMORIAL ROAD • SUITE 300 • WEST HARTFORD, CONNECTICUT 06107 • (860) 561-7070 • FACSIMILE (860) 561-7075
TEN POST OFFICE SQUARE • 8TH FLOOR • BOSTON, MASSACHUSETTS 02109 • (617) 336-3260 • FACSIMILE (617) 336-3265

PLEASE REPLY TO WEST HARTFORD ADDRESS
WWW.KMELAW.COM



KROLL MCNAMARA EVANS & DELEHANTY LLP
ATTORNEYS AT LAW

April 15, 2016

Town Plan & Zoning Commission
Town of West Hartford
50 South Main Street
West Hartford, Connecticut, 06107

**Re: Application of West Hartford WOB, LLC, for a
Special Use Permit for Outdoor Dining at
Premises located at 73 Isham Road (Blue Back Square Space B-30)
RENEWAL OF PERMIT ISSUED JUNE 4, 2014**

Dear Honorable Members of the Town Plan & Zoning Commission:

This office serves as land use counsel to West Hartford WOB, LLC ("WOB" or the "Applicant"), as the lessee of certain commercial property commonly known as 73 Isham Road, also known as Blue Back Square Space B-30 (the "Premises"). At its meeting of June 2, 2014, the Commission issued a Special Use Permit to WOB to allow for accessory outdoor dining at the Premises pursuant to § 177-37.2 of the West Hartford Code of Ordinances (the "Code"). A copy of the Approval Letter is attached hereto as Exhibit A. A copy of the Special Use Permit as recorded in the West Hartford Land Records is attached hereto as Exhibit B.

The aforementioned Special Use Permit was issued conditioned upon the Applicant returning to the Commission within two (2) years for further review and evaluation pursuant to § 177-48A(8) of the Code. Therefore, please accept this Application on behalf of WOB for the re-issuance of a Special Use Permit. The Applicant does not propose an increase in the number of seats in the outdoor dining area, nor any modifications to its operations. Accordingly, the plan attached hereto as Exhibit C is identical to that previously approved by the Commission.¹ Moreover, the operational narrative that follows hereafter is indistinguishable² to that previously approved.

Analysis of Code § 177-37.2 Requirements

A. Space Definition/Location

1. A powder coated aluminum railing 42" high with an open railing separates the outdoor dining area from the public way. This design maintains the open appearance of the dining area. Each railing post is securely anchored into the sidewalk pavers with a flat, "flush-as-possible" mounting system which also allows for removal and storage during the off-season.

¹ Based upon customer needs, the Applicant from time to time splits the two 6-tops into three 4-tops. However, this does not increase the number of seats in the outdoor dining area, which remains fixed at twelve (12) seats.

² Minor non-substantive edits have been made to the operational narrative such as, e.g., to tense (operations are now ongoing, not proposed) or to reference exhibits in the 2014 application that have not again been attached.

Special Use Permit Application
West Harford WOB, LLC
Premises at 73 Isham Road
April 15, 2016

2. The Applicant would like to maintain overhead protection for its patrons in the outdoor dining area. A retractable cantilevered awning structure has been installed which extends four feet (4'-0") from the façade in order to shelter the outdoor dining area. The plans show this awning placed fourteen feet (14'-0") above the ground.
3. No fire hydrants or hose couplings are obstructed by the outdoor dining plan, nor are any underground utility cabinets or vaults be impacted.
4. The outdoor dining area has been designed to meet the state liquor control standards. Applicant intends to continue to serve alcoholic beverages in this area, and the design has been submitted to the requisite state liquor control authorities. No alcoholic beverages will be served in the proposed outdoor dining area unless all needed permits are maintained from the State.
5. The proposed outdoor dining area is adjacent to and will be maintained flush with the existing public walkway. Minimum walkway clearance will be four feet, six inches (4'-6").

B. Operations

1. Handicap-accessible dining is provided, compliant with State of Connecticut code, in the proposed outdoor dining area. Diners may enter through the main entrance and request an outdoor patio table from a member of the WOB staff. Patrons are then escorted through one of the two adjacent openings into the outdoor dining area; *i.e.*, the traditional hinged door or the open overhead door. In addition, there will also be a swinging gate that serves as a patio exit that may provide access for patrons with disabilities, if needed, for ease of entry. The outdoor tables will be 34" high in order to accommodate a wheelchair as per the most recent ADA standards.
2. The kitchen facility has been designed to serve the entire restaurant, including the outdoor dining area. The kitchen area will be entirely enclosed, and the doors between the kitchen area and the dining areas will be self-closing. Staff will bring refuse and all other ancillary items directly into the kitchen; there will be no waste receptacles outside.
3. Applicant's plans were submitted to the West Hartford-Bloomfield Health District for review and comment prior to the 2014 public hearing. The plans have been designed such that:
 - a. the kitchen facilities are adequate to service the entire restaurant, including the outdoor dining area; and moreover, that there will be no outdoor cooking;
 - b. outdoor storage areas will not be needed for plates, utensils, supplies, etc.; and
 - c. refuse and all other ancillary items will be taken directly into the kitchen thus negating the need for outdoor refuse receptacles.

Special Use Permit Application
West Harford WOB, LLC
Premises at 73 Isham Road
April 15, 2016

4. Applicant proposes to retain the propane heating units for the outdoor dining area, and hereby requests permission from the Commission for the continued use of the same. A manufacturer's specification sheet for the heaters was filed in 2014. The location of the heaters as shown on the Outdoor Dining Plan is twelve feet (12'-0") above the ground. The Applicant welcomes any additional comments from the Fire Marshal prior to the 2016 public hearing.
5. Applicant does not propose an outdoor public address/speaker system.
6. The plans call for patrons to be seated at three tables in the outdoor dining area. There is no service bar in the outdoor dining area. Any service of alcoholic beverages will be adjunct to the service of food. Patrons will be regularly monitored, both inside the restaurant as well as at the outdoor tables. Any guest disturbing persons beyond the premises through loud, boisterous or disruptive behavior will, at a minimum, be asked to cease such behavior. If necessary, the guest will be asked to leave the restaurant.
7. The outdoor dining area will not be used between 12:00 a.m. and 7:00 a.m.
8. Animals shall not be permitted within outdoor dining areas, except for service animals.
9. This area may be lighted by warm white round LED rope lighting or Xenon globe string lighting as well as wall sconces, all as indicated on the Outdoor Dining Plan. Lighting levels will be designed for adequate illumination of the outdoor dining area and will be non-intrusive. There will be no flashing or blinking lights.

C. Maintenance

1. The outdoor dining area shall be kept clear of litter, food scraps and soiled dishes and utensils at all times. The sidewalk surface area in and around the outdoor dining area shall be swept as necessary (daily) and cleaned to remove greases, oils and stains (monthly). Spilled materials will be cleaned promptly.
2. No trash receptacles will be kept in patio area. Refuse and all other ancillary items will be taken directly into the kitchen and emptied when full in the regular course.
3. The proposal does not call for any umbrellas.
4. Tables and chairs are of commercial grade and will be sufficiently weighted to avoid displacement by wind.
5. The entirety of the proposed outdoor dining enclosure, including tables, chairs, and fencing, shall be removed and stored indoors or off-premises during the months when the outdoor dining is not in use. All that will remain in the winter months is the retractable awning.

Special Use Permit Application
West Hartford WOB, LLC
Premises at 73 Isham Road
April 15, 2016

Conclusion

Based upon the foregoing, WOB respectfully requests re-issuance of the Special Use Permit. We are fully prepared to respond to staff comments and to address the Commission's questions at the public hearing.

Very truly yours,

West Hartford WOB, LLC.

By: 

Gregory W. Piecuch
Kroll, McNamara, Evans & Delehanty, LLP
Its attorneys

Exhibits:

- A – Approval Letter dated June 4, 2014
- B – Special Use Permit as recorded in Book 4861 at Page 80 of the WHLR
- C – Outdoor Dining Plan dated April, 2016

**TOWN PLAN AND ZONING
COMMISSION**

CERTIFIED MAIL

June 4, 2014 *revised*

Gregory W. Piecuch, Esq.
Kroll McNamara Evans & Delehanty, LLP
65 Memorial Road, Suite 300
West Hartford, CT 06107

SUBJECT: 75 Isham Road - World of Beer (WOB) LLC - SUP #1254

Dear Attorney Piecuch:

At its regular meeting of Monday, June 2, 2014, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

75 Isham Road - Application (SUP #1254) of West Hartford World of Beer (WOB) LLC (Glen Straub, Contact) seeking a Special Use Permit to authorize a thirteen (13) seat outdoor dining area. The outdoor dining area will include a permanent retractable canopy, an umbrella, 42" high railing enclosure and propane heating units. No speakers are proposed. (Submitted for TPZ receipt on May 5, 2014. Required public hearing scheduled for June 2, 2014.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **majority vote (4-1)** (Motion/Seder; Second/Daniels)(Gillette seated for Prestage)(Daniels voted "no") to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of and 177.37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. The applicant shall comply with the revised operational statement. This operational statement shall be stripped onto the final plan.
4. Plans will reflect the reduction of outdoor dining seats from thirteen (13) to the approved twelve (12).
5. This letter of approval shall be stripped onto the final plan.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

Gregory W. Piecuch, Esq.

June 4, 2014

Page 2

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-three (\$53) filing fee is required to file a notice of approval on the West Hartford Land Records.

Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is June 20, 2014.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Very truly yours,



Kevin Ahern

Chairman TPZ/TWWA

Cc: Ron Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Tim Mikloiche, Supervisor of Inspections
Subject TPZ File

File:U/SharedDoc/TPZ/2014/Isham75_June14

**TOWN PLAN AND ZONING
COMMISSION**

Doc ID: 00564740001 Type: LAN
BK **4861** PG **80**

Filing Information Required by P.A. 75-317

TOWN OF WEST HARTFORD

SPECIAL USE PERMIT: # 1254

NAME OF RECORD OWNER: SOF-IX Blueback Square Holdings

STREET ADDRESS OF PROPERTY: 75 Isham Road

DEED REFERENCE - VOLUME: PAGE: ZONE: BG/SDD

ORDINANCE: 177 SECTION: 42A (5a & 5b)

DATE APPROVED: June 2, 2014 EFFECTIVE DATE: June 20, 2014

LEGAL NOTICE OF ACTION PUBLISHED: June 5, 2014

DESCRIPTION OF ACTION:

75 Isham Road - Application (SUP #1254) of West Hartford World of Beer (WOB) LLC (Glen Straub, Contact) seeking a Special Use Permit to authorize a twelve (12) seat outdoor dining area. The outdoor dining area will include a permanent retractable canopy, an umbrella, 42" high railing enclosure and propane heating units. No speakers are proposed. (Submitted for TPZ receipt on May 5, 2014. Required public hearing scheduled for June 2, 2014. Special permit granted with conditions on June 2, 2014.)

CONDITIONS:

1. The proposal meets the finding requirements of Section 177-42A (5a) of and 177.37.2 of the West Hartford Code of Ordinances.
2. Plans on file shall guide the appearance and operation of the outdoor dining area.
3. The applicant shall comply with the revised operational statement. This operational statement shall be stripped onto the final plan.
4. Plans will reflect the reduction of outdoor dining seats from thirteen (13) to the approved twelve (12).
5. This letter of approval shall be stripped onto the final plan.

DESCRIPTION OF PROPERTY: (May be Attached) See Deed Reference

TOWN PLAN AND ZONING COMMISSION


Todd Dumais, Secretary

6/23/14
Date

Received for Record at West Hartford, CT
On 07/09/2014 At 1:32:54 pm





TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7400
www.westhartford.org

An Equal Opportunity/Affirmative Action Employer

E J Basanese

85 Memorial Road #312 • West Hartford, CT 06107

June 3, 2016

Town of West Hartford
Town Planning and Zoning Commission
50 South Main Street
West Hartford, CT 06107



Attn: Todd Dumais, Town Planner

RE: SUP# 1254 R1-16 – 75 Isham Road (World of Beer) moved to July 6, 2016

Dear Todd,

Thank you for the notification from your office that the above June 6 hearing is moved to July 6, 2016. We understand that meeting will also review another matter related to World of Beer.

We request the Commission consider the following:

- 1) Regarding additional tables in the WOB outdoor seating area, that WOB arrange such extra tables so their overhead garage doors can be closed at 10:00pm, whenever there are amplified music or amplified voice performances inside.
- 2) That this permit, and any future permits which the Town may issue to establishments with overhead doors in our Blue Back square neighborhood, will include written provisions to close their overhead doors at 10:00pm whenever there are amplified music or amplified voice performances, to comply with *Town code sections 123-6 and 123-13* regarding noise.

Thank you for your consideration.

Sincerely,


Ed Basanese


Kathy Basanese

ebasanese@yahoo.com

Tel: (860) 904 9645 Mobile: (408) 504 2301

C: G. Piecuch

Catherine Dorau

Subject: FW: Special Use Permits - TPZ Referrals

From: Nicole Gibeau
Sent: Monday, May 09, 2016 9:18 AM
To: Catherine Dorau <cdorau@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>
Subject: RE: Special Use Permits - TPZ Referrals

Hi Cathy,

We have not had any complaints or issues regarding World of Beer that would warrant disapproval.

Nicole R. Gibeau
Environmental Sanitarian II
West Hartford-Bloomfield Health District
580 Cottage Grove Road, Suite 100
Bloomfield, CT 06002

From: Catherine Dorau
Sent: Thursday, May 5, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: Special Use Permits - TPZ Referrals

Ladies and Gentlemen:

The Town Plan and Zoning Commission at their 5.2.16 meeting requested the three applications below be referred to the Police Department, Zoning, and WHBHD for any comments/reports you may have regarding these permitted uses.

The current applications are a one-time look back on the original Special Use Permit permitting these uses. The TPZ will determine whether or not further conditions should be imposed upon its approval. Any comments or concerns you have would be appreciated by May 19th.

75 Isham Road (World of Beer)- Application (SUP #1254-R1-16) of SOF-IX Blueback Square Holdings, LP and applicant West Hartford WOB, LLC, requesting TPZ review of compliance with the conditions of SUP #1254 approved June 2, 2014 to authorize a 12-seat outdoor dining area. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

993 North Main Street (Veterinary Specialists of CT, P.C.)- Application (SUP #1085-R3-16) of JHK, LLC and applicant Veterinary Specialists of CT, P.C. (Peter J. Royer, Attorney) requesting TPZ review of compliance with the conditions of SUP #1085-R2-14 approved on May 5, 2014 to allow emergency veterinary services daily between the hours of 8pm and 7am. There have been no changes to the layout of the site. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

526 New Park Avenue (East-West Grille)- Application (SUP #1251-R1-16) of Manola Sidara, owner and applicant of East-West Grille, requesting TPZ review of compliance with the conditions of SUP #1251 approved on May 5, 2014 to establish an outdoor dining area with a seating capacity of sixteen (16) seats. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

If you have any questions please don't hesitate to contact me.

Thank you,
Catherine Dorau

Brittany Bermingham

From: Tracey Gove
Sent: Friday, May 06, 2016 10:43 AM
To: Catherine Dorau; Brian Pudlik; Steve Huleatt
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham
Subject: RE: Special Use Permits - TPZ Referrals

Catherine:

We have run these locations/addresses through our calls for service and I see no activity which would cause us any concern. I hope that is helpful.

Best,

Chief Tracey G. Gove

From: Catherine Dorau
Sent: Thursday, May 5, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: Special Use Permits - TPZ Referrals

Ladies and Gentlemen:

The Town Plan and Zoning Commission at their 5.2.16 meeting requested the three applications below be referred to the Police Department, Zoning, and WHBHD for any comments/reports you may have regarding these permitted uses.

The current applications are a one-time look back on the original Special Use Permit permitting these uses. The TPZ will determine whether or not further conditions should be imposed upon its approval. Any comments or concerns you have would be appreciated by **May 19th**.

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If you have any questions please don't hesitate to contact me.

Thank you,

Catherine Dorau

Associate Planner

Town of West Hartford

Department of Community Services: Planning and Zoning Division

50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

Catherine Dorau

*C. Gregory Kiecuch
M. Sidera
Peter Royer*

From: Brian Pudlik
Sent: Thursday, May 05, 2016 2:55 PM
To: Catherine Dorau
Cc: Aimee Eberly; Todd Dumais; Brittany Bermingham; Steve Huleatt
Subject: RE: Special Use Permits - TPZ Referrals

Cathy,

Per your request, I have reviewed the below locations for zoning issues and found that 993 North Main Street (Veterinary Specialists) and 526 New Park Avenue (East West Grill) did not have any issues or complaints filed.

75 Isham Road (World of Beer) initially had their outdoor dining area set up incorrectly with too many seats and an incorrect table orientation. Upon notifying World of Beer management however, those issues were resolved the same day. A complaint was also received regarding the use speakers within the restaurant that are pointed such that they project music onto the outdoor dining patio. The complainant indicated that the speakers were still turned on after 10 pm and therefore were disruptive to those in the residences within close proximity to the restaurant. Management was also made aware of this issue and no additional complaints have been received since. On this basis, one can assume that this issue has also been resolved.

Please let me know if any additional information is necessary.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Please note the updated email address: Brian.Pudlik@WestHartfordCT.gov

From: Catherine Dorau
Sent: Thursday, May 05, 2016 11:33 AM
To: Tracey Gove <TGove@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; Steve Huleatt <SteveH@WestHartfordCT.gov>
Cc: Aimee Eberly <Aimee.Eberly@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>
Subject: Special Use Permits - TPZ Referrals

Ladies and Gentlemen:

The Town Plan and Zoning Commission at their 5.2.16 meeting requested the three applications below be referred to the Police Department, Zoning, and WHBHD for any comments/reports you may have regarding these permitted uses.

The current applications are a one-time look back on the original Special Use Permit permitting these uses. The TPZ will determine whether or not further conditions should be imposed upon its approval. Any comments or concerns you have would be appreciated by May 19th.

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to authorize a 12-seat outdoor dining area. (Submitted for TPZ receipt on May 2, 2016. Public hearing scheduled for June 6, 2016.)

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If you have any questions please don't hesitate to contact me.
Thank you,

Catherine Dorau
Associate Planner
Town of West Hartford
Department of Community Services: Planning and Zoning Division
50 South Main Street, Room 214 | West Hartford, CT 06107 | ph 860.561.7554 | f 860.561.7504

New Email: cdorau@westhartfordct.gov

E J Basanese

85 Memorial Road #312 • West Hartford, CT 06107

May 25, 2016

Town of West Hartford
Town Planning and Zoning Commission
50 South Main Street
West Hartford, CT 06107

Attn: Todd Dumais, Town Planner
RE: SUP# 1254 R1-16 – 75 Isham Road (World of Beer)

Dear Todd,

As longtime residents of The Heritage in Blue Back Square, we have welcomed World of Beer into our neighborhood!

From time to time, the restaurant has indoor music, or indoor amplified voice (such as trivia) that continues after 10:00 pm. In those cases, we request they close their overhead doors at 10:00 pm to ensure the peace and quiet of our neighborhood. When we have brought this to their attention, the managers we speak with have been cooperative.

Going forward, we would like to be sure that future managers of World of Beer understand the town noise regulations, and how important it is to neighborhood residents that they close their overhead doors at 10:00 pm, when they plan to have music, or other amplified sound, later than 10:00 pm. (*Town code section 123-6 and 123-13*)

We wish World of Beer well, and we look forward to many enjoyable future visits!

Sincerely,



Ed Basanese



Kathy Basanese

ebasanese@yahoo.com

Tel: (860) 904 9645 Mobile: (408) 504 2301